HOUSING MARKET INFORMATION

HOUSING NOW
Canada

CANADA MORTGAGE AND HOUSING CORPORATION

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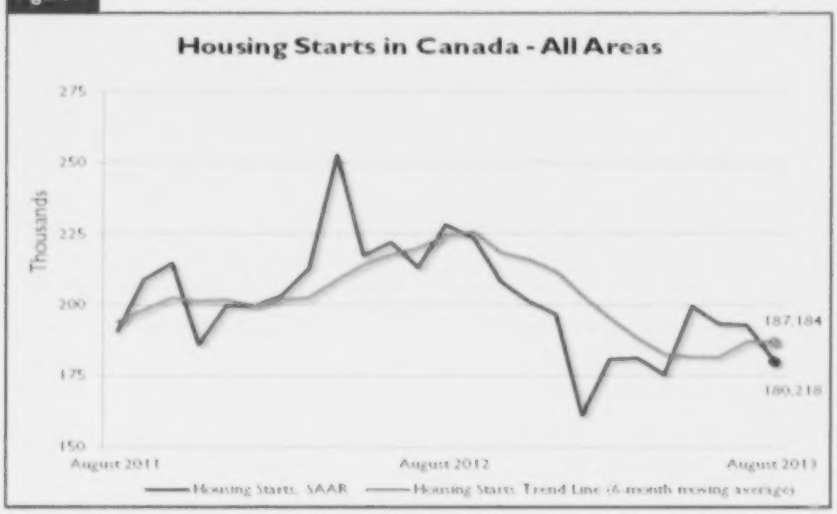
Highlights

- Housing starts were trending at 187,184 units in August compared to 187,323 units in July[1].
- The stand-alone monthly SAAR was 180,218 units in August, down from 193,020 units in July[2].
- Inventories of new and unabsorbed housing units remained stable.

Figure 1



Source: CMHC; seasonally adjusted at annual rates.

[1]The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analyzing only SAAR data can be misleading, as they are largely driven by the multiples segment, which can be quite volatile.

[2]All starts figures in this report, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment makes it possible to highlight the fundamental trends of a series. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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New Home Market

Housing starts in Canada were trending at 187,184 units in August compared to 187,323 in July, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The trend in total housing starts continued to be relatively stable in August, remaining within a narrow range of roughly 182,000 to 188,000 units since March 2013.

Urban starts decreased in August

In Canada's urban centres[3], the seasonally adjusted annual rate of housing starts was 163,029 units in August, a decline of 5.9 per cent from July.

The seasonally adjusted annual rate of muli-family starts in urban areas declined by 8.4 per cent to 104,623 units in August, while urban single-detached starts remained essentially unchanged at 58,406 units.

In rural areas, the estimated seasonally adjusted annual rate of housing starts decreased by 13.2 per cent to 17,189 units in August from 19,811 units in July.

Inventories stood still

Inventories of new and unabsorbed housing units[4] stood at 17,323 units in August, essentially unchanged from 17,369 units in July. The inventory of new and unabsorbed single- and semi-detached units stood at 7,119 units in August, compared to 6,999 units in July. However, the increase in August (1.7 per cent) follows four consecutive declines, including relatively large declines in June (-3.0 per cent) and May (-2.0 per cent), thus maintaining the overall trend of moderation. The inventory of new and unabsorbed row homes and apartments continued to moderate for a third consecutive month in August, declining by 1.6 per cent to 10,204 units from 10,370 units in July.

Construction intentions increased

Following a decline in June, the value of residential building permits for all dwelling types increased in July by 4.1 per cent from the previous month[5].

The increase in the total value of residential permits in July reflected similar increases in the value of single- and multi-family permits of 4.1 per cent and 4.2 per cent, respectively. The increase in the value of single-family permits was the third increase in four months, while the increase in the value of multi-family permits was the fourth increase in five months.
In July, Canadian municipalities approved permits for the construction of 210,000 new dwellings (annual rate), essentially unchanged from June. The number of permits issued for single-family dwellings increased 3.7 per cent to 75,700 units, while the number of permits issued for multi-family dwellings declined 3.0 per cent to 134,300 units.

New Housing Price Index (NHPI) grew steadily

The NHPI rose by 0.2 per cent between June and July, the same monthly rate that was registered between May and June. On a year-over-year basis, the NHPI rose by 1.9 per cent in July compared to the same month in 2012, following year-over-year increases of 1.8 per cent in both May and June.

NHPI year-over-year growth has trended slightly lower over the first seven months of 2013 when compared to the first seven months of 2012, to an average year-over-year gain of 2.0 per cent year-to-date from an average of 2.4 per cent over the same period in 2012.

Existing Home Market

So far in 2013, activity on the existing home market, as measured by Multiple Listing Service® (MLS®)[6] sales, new listings and prices, have registered stronger monthly growth, on an average month-over-month basis, when compared to the last half of 2012.

MLS® sales and new listings increased

In August, the seasonally adjusted annual rate of MLS® sales increased for a sixth consecutive month,

[3] Urban centres are defined as centres with a population of at least 10,000. CMHC surveys urban centres with 10,000 to 49,999 inhabitants at the end of every quarter. Months that are not at the end of a quarter are estimates.

[4] The level of inventories discussed here is for urban centres with a population of 50,000 and over. The inventory of housing units is defined as a snapshot of the level of newly completed and unabsorbed units at a specific time. A unit is defined as "absorbed" when an agreement is made to buy the dwelling. The definition of this concept was recently updated. Prior to 2013, a unit was defined as "absorbed" when an agreement was made to buy or rent the dwelling. However, data on absorption for multiple dwelling units intended for rent was not always available. Supply conditions in the owner and rental markets are now collected under separate, dedicated surveys (see CMHC's *Rental Market Survey* for rented accommodation and CMHC's *Starts and Completions Survey* for owned accommodation). In addition, the series' name was changed from "newly completed and unoccupied" to "newly completed and unabsorbed" as a result of the move towards counts based on the existence of a binding contract.

[5] Statistics Canada conducts a building permits survey among 2,400 municipalities. These permits measure construction intentions and can serve as indicators of future starts.

[6] Multiple Listing Service (MLS®) is a registered trademark owned by the Canadian Real Estate Association.

rising to 485,412 units from 472,044 units in July.

The seasonally adjusted annual rate of MLS® new listings also increased in August, rising to 888,720 units from 872,856 units in July.

Market conditions tightened, but remained balanced

An indicator of price pressure in the existing home market is the sales-to-new listings ratio[7]. New listings are a gauge of the supply of existing homes, whereas MLS® sales are a proxy for demand. In August, sales growth outpaced the increase in new listings for a fifth consecutive month. As a result, the sales-to-new listings ratio has trended higher over the same period. In August, the ratio stood at 54.6 per cent, up from 54.1 per cent in July, thus remaining slightly below the 55.0 per cent threshold between a balanced and a sellers' market (see figure 2).

Resale market prices increased

The national seasonally adjusted average MLS® price registered a gain of 0.6 per cent in August to $387,147 from $384,689 in July. As well, the unadjusted average MLS® price increased by 8.1 per cent to $378,369 from $349,894 a year before.

The MLS® Home Price Index[8], which uses statistical techniques to control for changes over time in the types and quality of homes sold, registered no growth between July 2013 and August 2013, following two consecutive monthly gains of 0.1 per cent. The MLS® Home Price Index rose by 2.9 per cent from August 2012 to August 2013 in the markets covered, following a gain of 2.7 per cent between July 2012 and July 2013.

Figure 2

Data are seasonally adjusted and annualized, and cover Canada's major markets
Sources: CMHC, Canadian Real Estate Association (CREA), MLS®
Last data point: August 2013

Teranet-National Bank Composite House Price Index increased

The Teranet–National Bank Composite House Price Index™[9], which also uses statistical techniques to control for changes in the types and quality of homes sold over time, posted a 2.3 per cent increase in August, from the same month in 2012, following a year-over-year gain of 1.9 per cent in July.

The index posted a gain of 0.7 per cent in August from July, the same monthly increase that was registered between June and July. This stability is consistent with the MLS® Home Price Index.

Economic conditions

Employment was up by 1.4 per cent in August according to Statistics Canada, representing an increase of 246,100 jobs, when compared with the same month in 2012. Full-time employment recorded an increase of 1.2 per cent when compared to the same month a year before (an increase of 175,600 jobs), while part-time employment saw a year-over-year gain of 2.1 per cent (an increase of 70,600 jobs).[10]

[7]Taking the Canadian MLS® market as a whole, a sales-to-new-listings ratio below 40 per cent has historically accompanied prices that are rising at a rate that is less than inflation, a situation known as a buyers' market. A sales-to-new-listings ratio above 55 per cent is associated with a sellers' market. In a sellers' market, home prices generally rise more rapidly than overall inflation. When the sales-to-new-listings ratio is between these thresholds, the market is said to be balanced.

[8]The MLS® Home Price Index is based on single-family, townhouse/row, and apartment unit sales activity in Greater Vancouver, the Fraser Valley, Calgary, Regina, Greater Toronto and Greater Montréal.

[9] The Teranet-National Bank House Price Index™ is based on housing sales activity in 11 markets, including Halifax, Québec, Montréal, Ottawa-Gatineau, Toronto, Hamilton, Winnipeg, Calgary, Edmonton, Vancouver and Victoria.

[10]The sum of part-time and full-time employment may not equal total employment due to rounding.

On a monthly basis, employment increased in August by 59,200 jobs when compared to July 2013, following two consecutive monthly declines. Over the six months to August, the average monthly employment gain was roughly 12,000 jobs, markedly lower than the monthly average gain of 29,000 jobs registered over the last six months of 2012. Such employment gains so far in 2013 continue to support housing demand, albeit at a more moderate pace.

Statistics Canada's Consumer Price Index rose by 1.1 per cent in the 12 months leading up to August, following an increase of 1.3 per cent in the 12 months leading up to July. Core inflation, which excludes the eight most volatile items and the effect of changes in indirect taxes, rose by 1.3 per cent in the 12 months to August, following a 1.4 per cent increase in July. This latter measure is used as a predictor of future overall inflation.

On September 4, the Bank of Canada announced that it would maintain the target for the overnight rate unchanged at 1.0 per cent, where it has stood since the announcement made on September 8, 2010. With respect to its latest decision, the Bank stated that "*As long as there is significant slack in the Canadian economy, the inflation outlook remains muted, and imbalances in the household sector continue to evolve constructively, the considerable monetary policy stimulus currently in place will remain appropriate. Over time, as the normalization of these conditions unfolds, a gradual normalization of policy interest rates can also be expected, consistent with achieving the 2 per cent inflation target.*"[11]

The average five-year mortgage interest rate offered by chartered banks increased to 5.34 per cent in August, up from the rate of 5.14 per cent that was registered for five consecutive months to July. This rate has fluctuated within a range of 5.14 per cent to 5.34 per cent since May 2012.

The next interest rate announcement of the Governing Council of the Bank of Canada is scheduled to take place on October 23, 2013. ■

[11] For the full text of the press release announcing the Bank of Canada's September 4, 2013 target for the overnight rate, see http://www.bankofcanada.ca/2013/09/publications/press-releases/fad-press-release-2013-09-04/.

A Primer on House Price Measures in Canada

House prices have attracted increased public scrutiny in Canada over the last few years, partly because of the housing correction in the U.S. and partly because of price increases in some Canadian markets.

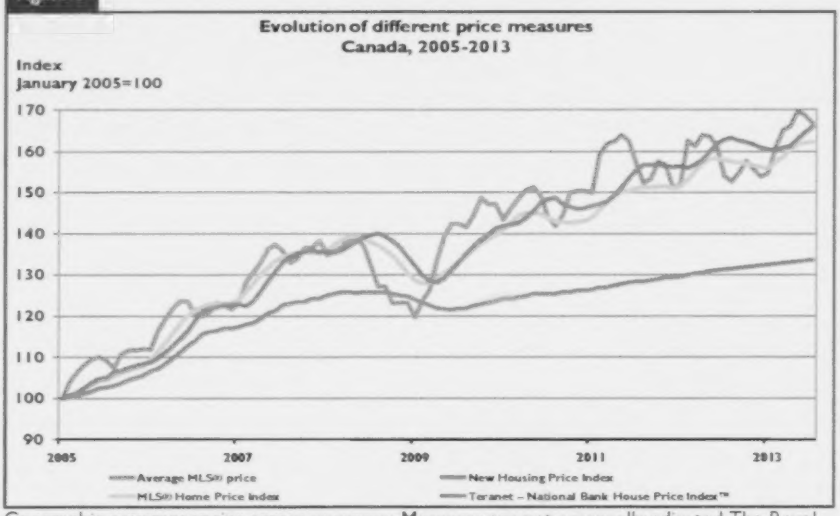
Analyses reported by numerous organizations indicate a range of results, leading to unclear conclusions about house price conditions in Canada. This may arise from the simplicity or complexity of the analysis, the factors and benchmarks used to assess house prices, the time frame for the analysis, whether the analysis was done at a national, provincial or local area, as well as the measures of house prices being analyzed.

This is the first in a series of occasional articles to appear in this publication which will look at these and other aspects of house prices in Canada with the objective of bringing some clarity in the analysis of house prices.

Measures of House Prices

This first article focuses on the various measures of house prices, examining the key characteristics of house price measures most widely recognized by the housing industry, including the average Multiple Listing Service® price, the MLS® Home Price Index, the New Housing Price Index, the Teranet – National Bank House Price Index™ and the Royal LePage House Price Survey. The national versions of these measures are shown in Figure 3, indexed to the same base period to allow for an easier comparison[12]. These measures diverge in many respects as a result of their varying methods of calculation, types of homes and geographical coverage and other key characteristics. Each price measure has strengths and limitations and no one house price measure provides a complete picture on its own. It is one reason why it is preferable to look at the whole range of measures to assess house price conditions. Furthermore, some measures lag others and therefore may not be as timely in helping to assess prices.

Figure 3



Geographic coverage varies across measures. Measures are not seasonally adjusted. The Royal LePage House Price Survey is not available at the national level.

Sources: Canadian Real Estate Association MLS®, Statistics Canada, Teranet-National Bank House Price Index™. Calculations by CMHC.

[12] The index is based on 2005, when the measure with the shortest history started.

Average MLS® price[13]

Geographic coverage: Detailed information available at the national level and the provincial level, as well as for large and small centres across the country.

Source: Canadian Real Estate Association, except for centres in Quebec for which the information is provided by the Quebec Federation of Real Estate Boards (QFREB)[14].

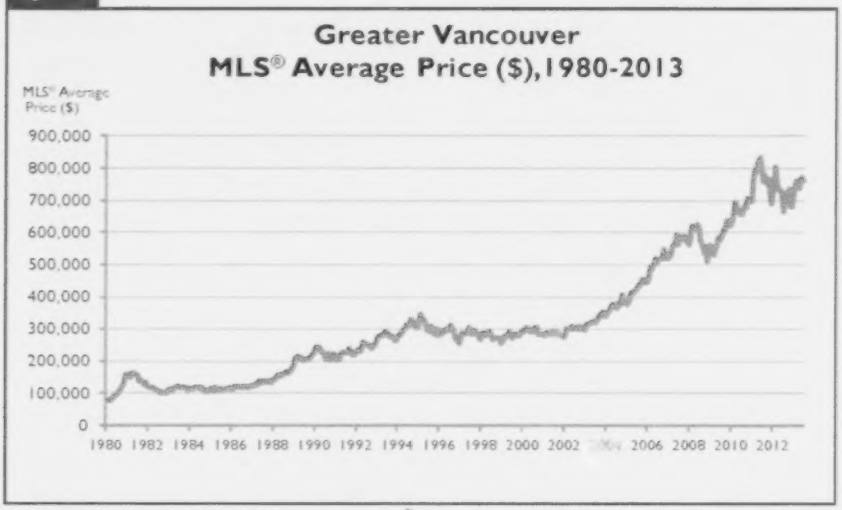
Available since: 1980 for most centres

Periodicity: Monthly

Housing-type coverage: All housing types

Statistical technique used: Calculation of the average price of sales registered through the Multiple Listing Service®.

Figure 4



Source: Canadian Real Estate Association MLS®.

The average MLS® price has the largest coverage of all house price measures considered in this article. In most centres, the measure is calculated by directly averaging the sales prices of transactions registered through the Multiple Listing Service®[15]. Also, detailed information by housing type is available for large and small centres in Canada. Further disaggregation can be obtained upon request to CREA. Finally, the average MLS® price has a long enough history and data availability to allow for advanced statistical analysis.

However, the average MLS® price has some limitations. It is restricted to sales registered through Multiple Listing Service®; it excludes homes sold directly by an owner to a buyer, or through a service not listed on MLS®, or directly sold by a builder. Furthermore, the average MLS® price does not account for housing characteristics that might influence value. In fact, an increase in sales in a specific submarket where the houses are priced above or below the average can make the average price more volatile. For example, in Vancouver, strong growth in single-detached home resale prices in some submarkets in early 2011 pushed up the average MLS® price for the overall centre. Hence, the average MLS® price trend might be influenced by these compositional effects, resulting from either market or unit characteristics.

[13] Source: Canadian Real Estate Association, http://www.crea.ca/statistics

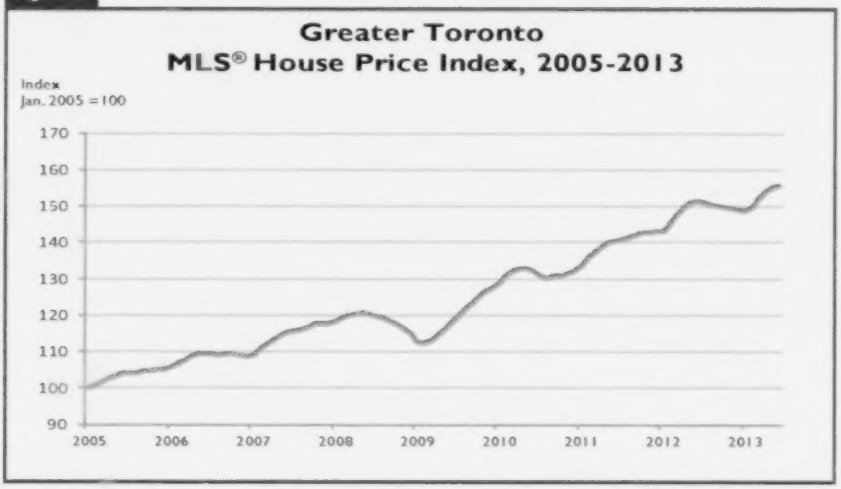
[14] According to the QFREB: "Since 2008, following the unification of the province's different databases, the Québec Federation of Real Estate Boards made some important adjustments to its residential real estate statistics. (...) [Hence], the previous statistics compiled by CREA and the new statistics produced by the QFREB are not directly comparable. Most of CREA's time series for the Québec region began in 1980, and they all ended in 2007. Most of the QFREB's new series began in 2002. Analysts who are used to working with time series should keep in mind that the previous series cannot be combined with the new series without causing a serious discontinuity." Source: QFREB, online: http://www.fciq.ca/pdf/Carrefour/definitions/en/nouvelles_statistiques_fciq_a.pdf

[15] In Quebec, the QFREB calculates a weighted average price for all residential transactions using average prices by category. Source : QFREB, online: http://www.fciq.ca/pdf/Carrefour/definitions/en/nouvelles_statistiques_fciq_a.pdf

MLS® Home Price Index[16]

Geographic coverage: 11 centres in Canada
Source: Canadian Real Estate Association
Available since : 2005
Periodicity: Monthly
Housing-type coverage: All housing types
Statistical technique used: Advanced statistical methods producing an index that controls for the quality of housing units sold through time.

Figure 5



Source: Canadian Real Estate Association MLS®.

The MLS® Home Price Index (HPI) is based on a methodology that combines repeat sales and advanced statistical methods. This combination allows for the change in quality of a house through time to be accounted for. As a result, house price growth due to economic, financial and demographic fundamentals can be better differentiated from growth due to house improvements or compositional effects. The MLS® HPI also provides a price measure detailed by house size, number of storeys, neighbourhood features (schools, transportation, etc.) and other house characteristics.

However, the short history of the index does not allow for advanced statistical analysis. As is the case for the average MLS® price, the MLS® HPI is limited to sales registered through Multiple Listing Service® and therefore excludes homes sold directly by an owner to a buyer, through a service not listed on MLS®, or directly sold by a builder. As such, it may exclude a portion of housing transactions and may not represent the trend for the overall market.

New Housing Price Index[17]

Geographic coverage : 21 centres in Canada (census metropolitan areas)
Source: Statistics Canada
Available since : 1981 for most of the centres[18]
Periodicity : Monthly
Housing-type coverage : New single-family freehold houses
Statistical technique used : Index that controls for the quality of housing units sold through time.

The New Housing Price Index measures changes in contractors' selling prices of new single-family freehold houses over time. The index has a land component and a house component, which makes it possible to distinguish their influence on the total price change, although, according to Statistics Canada, separate components must be interpreted with caution. Characteristics associated with these components are also taken into account in order to measure the changes in the prices of similar homes over time.

[16] Source: Canadian Real Estate Association. http://homepriceindex.ca/docs/MLS®%20Home%20Price%20Index%20Methodology%20-%20June%202013.pdf

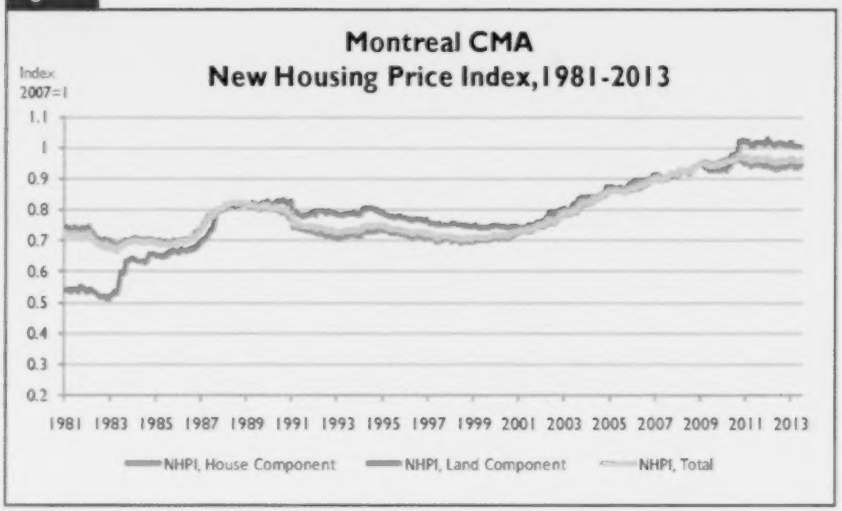
[17] Source: Statistics Canada. http://www23.statcan.gc.ca/imdb/p2SV.pl?Function=getSurvey&SDDS=2310&Item_Id=97355&lang=en

[18] Data for Charlottetown is available since January 1995 and data for Halifax is available since May 1984.

That way, house price growth due to economic, financial and demographic fundamentals can be better differentiated from growth due to house improvements. In addition, the length of the historical data allows for advanced statistical analysis.

While the NHPI is the only price measure to provide a picture of trends in prices for the new home market, this also limits its representativeness of prices on the overall housing market. Its representativeness is further restricted by the fact that the index only accounts for single-family freehold homes and therefore excludes other market segments, such as condominiums.

Figure 6



Source: Statistics Canada.

Teranet – National Bank House Price Index™[19]

Geographic coverage: 11 centres in Canada (census metropolitan areas)

Source: Teranet in partnership with National Bank

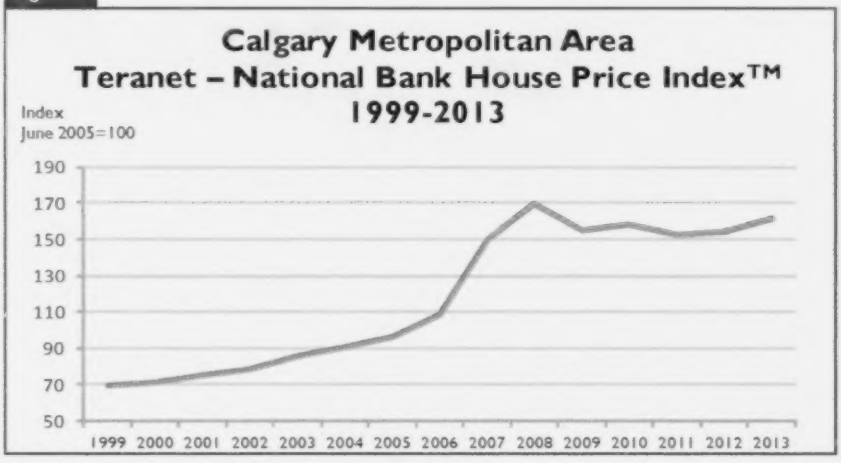
Available since: 1990 for most of the centres[20]

Periodicity: Monthly

Housing-type coverage: All transactions registered in the property records of public land registries.

Statistical technique used: Advanced statistical methods applied to price appreciation of repeat sales of houses through time.

Figure 7



Source: Teranet – National Bank House Price Index™

The Teranet – National Bank House Price Index™ sample includes all resale transactions registered legally for all housing types. It is therefore the only measure that includes all resale market transactions closed with or without an agent. In order to control for the varying level of quality of a property over time, the index only considers repeat transactions of the same property through time. It also minimizes the weight of houses that are more likely to have been renovated between transactions. Therefore, it allows for house price growth due to economic, financial and demographic fundamentals to be better differentiated from growth due to house improvements or compositional effects. This measure is very similar to the widely known Case-Shiller index in the U.S.

However, since only those homes that have been sold at least twice are used, the sample is limited and excludes newer homes. It also excludes transactions having occurred within less than a year, because of changes in the property type that might occur between transactions (such as condominium conversions), as well as non-arms-length sales. Hence, it may not be representative of the market as a whole.

[19] Source: Teranet – National Bank House Price Index™, http://www.housepriceindex.ca/documents/MethodologyEN.pdf

[20] Ontario and Alberta CMAs are covered since 1998 and 1999, respectively.

Royal LePage House Price Survey[21]

Geographic coverage: Detailed information available at the center level and neighbourhood level where Royal LePage agents are doing business.

Source: Royal LePage

Available since: 1974 for most of the centres[22]

Periodicity: Quarterly

Housing-type coverage: Seven housing types consisting of five types of single-family houses (detached-bungalow, executive detached two-storey, standard two-storey, standard townhouse, senior executive) and two types of condominium apartments (standard and luxury).

Statistical technique used: Survey of Royal LePage local real estate expert opinion of fair market value.

Table 1: Royal LePage House Price Survey Fredericton, New Brunswick

Housing Type: Detached Bungalow	House price by period ($)			Per cent change
	Q2:2012	Q1:2013	Q2:2013	Q2:2012 to Q2:2013
	205,000	207,000	207,000	1.0

Source: Royal LePage

The Royal LePage House Price Survey measure is based on its real estate agents' opinion of houses' fair market value. In the survey, agents are required to consider properties that have, on average, similar characteristics in terms of commuting distance to the city center and house features. With this information, the survey aims at providing a price measure that controls for quality in order to obtain a market value by housing type within a given geographic area. Hence, this measure doesn't reflect actual transactions, but opinions of what the market price is according to expert knowledge for the specific housing types in different centres and neighbourhoods where Royal LePage agents are doing business.

Measures of House Prices : Conclusion

No single house price measure is, by itself, able to capture the entirety of the housing market. Each of the above-mentioned measures has its own characteristics and differs from the others in terms of the universe it covers and the methods it uses. Consequently, with their strengths and limitations, these measures are complementary in the assessment of house prices. It is one reason why it is preferable to look at the whole range of measures to assess house price conditions in Canada rather than draw conclusions based on just one measure.

[21] Source: Royal LePage. http://docs.rlpnetwork.com/rlp.ca/hps/Q2_2013_HPS_EN.pdf

[22] Geographic coverage has varied since the measure was published.

Table 2 : Comparative Table of House Price Measures						
House Price Measure	**Geographic coverage**	**Source**	**Available since**	**Periodicity**	**Housing-type coverage**	**Statistical technique**
Average MLS® price	Detailed information available at the national level and the provincial level, as well as for large and small centres across the country.	Canadian Real Estate Association, except for centres in Quebec for which the information is provided by the Quebec Federation of Real Estate Boards.	1980 for most centres	Monthly	All housing types	Calculation of the average prices of sales registered through the Multiple Listing Service®
MLS® Home Price Index	11 centres in Canada	Canadian Real Estate Association	2005	Monthly	All housing types	Advanced statistical methods producing an index that controls for the quality of the traded units through time.
New Housing Price Index (NHPI)	21 centres in Canada	Statistics Canada	1981 for most centres	Monthly	New single-family freehold houses	Index that controls for the quality of the traded units through time.
Teranet-National Bank House Price Index™	11 centres in Canada	Teranet in partnership with National Bank	1990 for most centres	Monthly	All transactions registered in the property records of public land registries	Advanced statistical methods applied to price appreciation of repeat sales of houses through time.
Royal LePage House Price Survey	Detailed information available at the center level and neighbourhood level where Royal LePage agents are doing business.	Royal LePage	1974 for most centres	Quarterly	Five types of single-family houses and two types of condominium apartments	Survey of Royal Lepage local real estate expert opinion of fair market value.

This Month's Housing Data (SAAR)

	2012	Q4:12	Q1:13	Q2:13	M06:13	M07:13	M08:13
Housing starts, units, 000s							
Canada. Total. All areas	**214.8**	**203.5**	**175.5**	**185.5**	**193.4**	**193.0**	**180.2**
Per cent change from previous period	10.8	-8.2	-13.8	5.7	-3.1	-0.2	-6.6
Canada. Total. Rural areas	**21.3**	**21.6**	**17.0**	**17.3**	**17.1**	**19.8**	**17.2**
Per cent change from previous period	8.5	-2.9	-21.4	2.1	-1.7	16.1	-13.2
Canada. Total. Urban areas	**193.6**	**181.9**	**158.5**	**168.2**	**176.4**	**173.2**	**163.0**
Per cent change from previous period	11.0	-8.8	-12.9	6.1	-3.2	-1.8	-5.9
Canada. Single. Urban areas	**67.2**	**65.1**	**63.2**	**62.4**	**61.9**	**58.9**	**58.4**
Per cent change from previous period	0.1	-5.0	-2.9	-1.3	-4.8	-4.8	-0.9
Canada. Multiple. Urban areas	**126.4**	**116.8**	**95.3**	**105.8**	**114.5**	**114.3**	**104.6**
Per cent change from previous period	17.8	-10.7	-18.5	11.1	-2.3	-0.2	-8.4
Newfoundland. Total. All areas	**3.9**	**3.6**	**2.7**	**3.1**	**3.2**	**3.1**	**3.1**
Per cent change from previous period	11.4	-15.8	-24.7	12.6	4.0	-4.3	0.1
Prince Edward Island. Total. All areas	**0.9**	**1.0**	**0.9**	**0.8**	**0.9**	**0.7**	**0.4**
Per cent change from previous period	0.1	-20.2	-4.0	-17.7	-9.3	-24.5	-44.1
Nova Scotia. Total. All areas	**4.5**	**5.2**	**4.6**	**3.5**	**2.8**	**4.2**	**2.3**
Per cent change from previous period	-2.6	-4.5	-11.0	-25.0	-47.1	51.9	-44.9
New Brunswick. Total. All areas	**3.3**	**2.9**	**3.4**	**2.9**	**4.6**	**2.2**	**3.6**
Per cent change from previous period	-4.4	-13.1	16.3	-15.3	21.9	-52.0	65.0
Quebec. Total. All areas	**47.4**	**45.1**	**35.9**	**38.1**	**35.7**	**36.1**	**32.7**
Per cent change from previous period	-2.1	-7.1	-20.3	6.1	-8.8	1.1	-9.4
Ontario. Total. All areas	**76.7**	**69.3**	**56.7**	**57.9**	**62.0**	**61.4**	**69.9**
Per cent change from previous period	13.2	-11.9	-18.2	2.1	-11.6	-1.1	13.9
Manitoba. Total. All areas	**7.2**	**6.4**	**6.8**	**7.4**	**7.1**	**11.3**	**5.0**
Per cent change from previous period	19.1	-22.4	6.1	8.4	38.5	58.5	-55.4
Saskatchewan. Total. All areas	**10.0**	**11.1**	**6.6**	**7.5**	**8.6**	**8.4**	**10.1**
Per cent change from previous period	41.8	3.2	-40.7	14.3	11.7	-2.0	19.9
Alberta. Total. All areas	**33.4**	**34.5**	**33.7**	**39.2**	**38.0**	**33.7**	**26.9**
Per cent change from previous period	29.9	6.5	-2.2	16.1	-10.4	-11.4	-20.0
British Columbia. Total. All areas	**27.5**	**24.5**	**24.0**	**25.3**	**30.6**	**32.1**	**26.2**
Per cent change from previous period	4.0	-14.8	-1.8	5.1	38.8	4.9	-18.4

SOURCE: CMHC, Starts and Completions Survey. All data are seasonally adjusted and annualized. This seasonally adjusted data goes through stages of revision at different times through the yearly cycle resulting in finalization of preliminary data. These revisions take place at the end of each month, quarter and year.

This Month's Housing Data, continued (SAAR)*

Housing starts, units, 000s	2012	Q4:12	Q1:13	Q2:13	M06:13	M07:13	M08:13
Canada. Total. Urban areas	193.6	181.9	158.5	168.2	176.4	173.2	163.0
Newfoundland. Total. Urban areas	2.5	2.3	1.7	2.0	1.9	1.5	1.8
Prince Edward Island. Total. Urban areas	0.7	0.6	0.8	0.5	0.6	0.4	0.1
Nova Scotia. Total. Urban areas	3.9	4.7	4.2	3.0	2.3	3.5	1.7
New Brunswick. Total. Urban areas	2.5	2.1	2.8	2.2	3.3	1.2	3.0
Quebec. Total. Urban areas	40.5	38.1	30.0	31.3	30.0	29.6	28.2
Ontario. Total. Urban areas	74.4	66.0	55.0	56.0	60.1	59.4	67.8
Manitoba. Total. Urban areas	4.9	4.1	5.1	5.9	6.0	8.7	2.9
Saskatchewan. Total. Urban areas	7.9	9.6	5.8	6.4	7.1	6.9	8.2
Alberta. Total. Urban areas	30.6	31.8	30.5	36.8	35.6	31.0	24.4
British Columbia. Total. Urban areas	25.5	22.8	22.7	24.1	29.4	31.0	25.0

SOURCE: CMHC, Starts & Completions Survey. All quarterly and monthly data are seasonally adjusted and annualized.This seasonally adjusted data goes through stages of revision at different times through the yearly cycle resulting in finalization of preliminary data. These revisions take place at the end of each month, quarter and year.

This Month's Major Housing Indicators

New Housing	2012	Q4:12	Q1:13	Q2:13	M06:13	M07:13	M08:13
New & unabsorbed singles & semis, units 000s	6.7	6.7	7.5	7.0	7.0	7.0	7.0
Per cent change from same period previous year	7.5	7.5	24.7	24.7	24.7	21.2	25.0
New & unabsorbed row & apartments, units 000s	10.7	10.7	10.8	10.4	10.4	10.4	10.2
Per cent change from same period previous year	-17.0	-17.0	10.5	9.9	9.9	10.1	6.6
New House Price Index, 2007=100	108.0	108.8	109.3	109.7	109.9	110.1	n.a.
Per cent change from same period previous year	2.3	2.3	2.1	1.8	1.8	1.9	n.a.
Existing Housing							
MLS® resales*, units 000s	454.5	428.7	427.4	454.2	469.5	472.0	485.4
Per cent change from same period previous year	-1.2	-10.4	-10.3	-3.4	2.4	3.2	12.2
MLS® average resale price, 000s**	363.4	360.3	367.4	372.8	377.3	384.7	387.1
Per cent change from same period previous year	0.3	0.3	1.1	2.7	4.7	8.2	7.3
Mortgage Market							
Posted 1-Year Mortgage Rate, % (period average)	3.17	3.07	3.00	3.05	3.14	3.14	3.14
Posted 5-Year Mortgage Rate, % (period average)	5.27	5.24	5.21	5.14	5.14	5.14	5.34

SOURCE: CMHC, Statistics Canada, Bank of Canada, The Canadian Real Estate Association.

n.a. Figures not available.

* Annual data is actual. Quarterly and monthly data are seasonally adjusted and annualized (SAAR).

** Annual data is actual. Quarterly and monthly data is seasonally adjusted.

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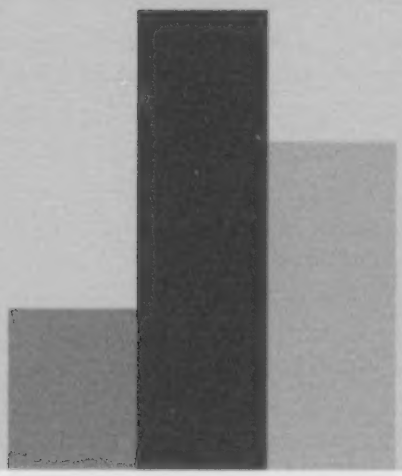

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